

# RIDGE PLAZA

5375-5383 RIDGE AVE, CINCINNATI, OH 45213

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**25,489 - 54,985 SF  
FOR LEASE**

- » **Abundant Parking (898 Spaces)**
- » **17 ft. Clear**
- » **Business Friendly City**
- » **Flexible Uses**
- » **Lowes Anchored Center**



Parcel Number: 520-0270-0011-00

Acres: 28.069



Hamilton County, Oakley Submarket



Year Built: 1973, 1988, 1992



3 Signalized Access Points  
(2 off of Highland Ave, 1 on Ridge Ave)



**G PUD SPI-SC  
HEAVY INDUSTRY**  
CLICK FOR PERMITTED USES



## DAILY TRAFFIC COUNTS

I-71	165,711
RIDGE AVE	25,683
HIGHLAND AVE	16,120

INFORMATION PROVIDED BY US CENSUS 2023	1 MILE	3 MILE	5 MILE
POPULATION	8,542	112,076	239,474
HOUSEHOLDS	4,590	53,256	110,123
MEDIAN HH INCOME	\$73,897	\$71,690	68,481
TOTAL EMPLOYEES	3,350	51,026	179,921

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# FLOOR PLAN

RIDGE PLAZA  
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# SITE PLAN

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SUITE	TENANT	SF	SUITE	TENANT	SF
3288 HIGHLAND	MED PLUS	1,200	3252 HIGHLAND	AFFORDABLE DENTURES	3,335
3286 HIGHLAND	LEE NAILS	975	3250 HIGHLAND	CLOUD 9 CABINETS	1,400
3280 HIGHLAND	MR. CRAB HOUSE	7,000	3248 HIGHLAND	FAST SIGNS	1,600
3272 HIGHLAND	BLESSED SALON	1,300	5387 RIDGE AVE	NAPA AUTO PARTS	20,235
3268 HIGHLAND	VIP SMOKE SHOP	2,600	<b>5383 RIDGE AVE</b>	<b>VACANT</b>	<b>29,563</b>
3264 HIGHLAND	ARMY RECRUITMENT	3,400	<b>5375 RIDGE AVE</b>	<b>VACANT</b>	<b>25,422</b>
3262 HIGHLAND	LYFT	1,326	5373 RIDGE AVE	TRILLOGY FITNESS	7,945
<b>3254 HIGHLAND</b>	<b>VACANT</b>	<b>2,377</b>	5371 RIDGE AVE	STREAM INNOVATIONS	1,600

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